085.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,000,200 / 1,000,200
					USE VALUE:	1,000,200 / 1,000,200
					ASSESSED:	1,000,200 / 1,000,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PARK PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN JACOB JOSEPH
Owner 2:	
Owner 3:	
Street 1:	2 PARK PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ODONNELL CHRISTOPHER HODGDON & -
Owner 2:	CALL ELIZABETH ANN -
Street 1:	2 PARK PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,010 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 2158 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5010.000	601,000		399,200	1,000,200
Total Card	0.115	601,000		399,200	1,000,200
Total Parcel	0.115	601,000		399,200	1,000,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.48 | /Parcel: 463.4

Legal Description

User Acct 53872

GIS Ref

GIS Ref

Insp Date 03/03/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	601,000	0	5,010.	399,200	1,000,200	1,000,200	Year End Roll	12/18/2019
2019	101	FV	450,100	0	5,010.	393,500	843,600	843,600	Year End Roll	1/3/2019
2018	101	FV	450,100	0	5,010.	302,300	752,400	752,400	Year End Roll	12/20/2017
2017	101	FV	450,100	0	5,010.	285,200	735,300	735,300	Year End Roll	1/3/2017
2016	101	FV	450,100	0	5,010.	262,300	712,400	712,400	Year End	1/4/2016
2015	101	FV	419,700	0	5,010.	245,200	664,900	664,900	Year End Roll	12/11/2014
2014	101	FV	258,600	0	5,010.	225,800	484,400	484,400	Year End Roll	12/16/2013
2013	101	FV	258,600	0	5,010.	225,800	484,400	484,400		12/13/2012

!6958!

PRINT

Date	Time
12/10/20	21:39:11

LAST REV

Date	Time
08/08/19	08:36:24
mmcmakin	
6958	

USER DEFINED

Prior Id # 1:	53872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONNELL CHRIST	72969-283	1	7/23/2019		1,110,000	No	No		
RIETZL H PETER	63671-164		5/29/2014		855,000	No	No		
	14841-302		12/1/1982		88,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2004	519	New Wind	12,500					5 NEW WNDWS
5/6/2004	337	Redo Kit	81,000	C		G6	GR FY06	& DINING, STUDY&LR
6/2/1999	312	Addition	60,000					16 FT DORMER/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2015	Sales Review	PT	Paul T
3/3/2009	Measured	189	PATRIOT
3/14/2005	Permit Visit	BR	B Rossignol
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
7/21/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5010		Sq. Ft.	Site		0	70.	1.14	6									399,209						399,200	

Total AC/HA: 0.11501 | Total SF/SM: 5010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,209 | Spl Credit | Total: 399,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13656163
Const Adj.:	0.99989998
Adj $ / SQ:	147.738
Other Features:	114000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627147
Depreciation:	28849
Depreciated Total:	598298

COMMENTS

643-1813.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

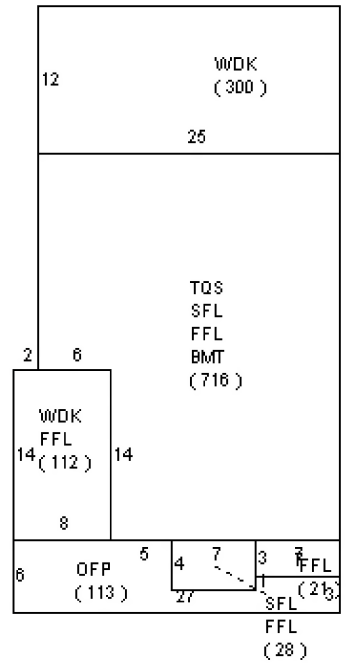
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.49
Special Features:	2700	Val/Su Net:	176.82
Final Total:	601000	Val/Su SzAd	278.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	877	147.740	129,566
SFL	Second Floor	744	147.740	109,917
BMT	Basement	716	44.320	31,734
TQS	3/4 Story	537	147.740	79,335
WDK	Deck	412	8.430	3,472
OFP	Open Porch	113	31.100	3,514

Net Sketched Area:	3,399			Total:	357,538
Size Ad	2158	Gross Are	3578	FinArea	2158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1970	0.00	T	39.2	101						
96	Whirl Pool	D	S	1	6	A	AV	2006	500.00	T	10.4	101			2,700			2,700

More:	N	Total Yard Items:		Total Special Featues:	2,700	Total:	2,700